

6658/24

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I-6509/2024

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

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9/8/24 8-82120695/24
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 986277

Certified that the Documents is admitted to registration. The endorsement sheets attached with this document are the Part at this document.

Query No:- 8002120695/2024

Addl. District Sub-Registrar
Asansol, Dist-Paschim Bardham

DEVELOPMENT POWER OF ATTORNEY

09 AUG 2024

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE,

1. SRI BIMALENDU RAY, (PAN No. AHBPR1292F), S/o Late Nitai Das Ray, by occupation Business, by faith Hindu, by Citizenship Indian,
2. SRI AJOY SAHA, (PAN No. DZBPS9906Q), S/o Late Bidhibhusan Saha, by occupation Business, by faith Hindu, by Citizenship Indian,

Both resident of 2 No. Mohishila Colony, Near Sada Pukur, Asansol, P.O Ushagram, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303,

3. **SRI RANJIT CHAKRABORTY, (PAN NO. CFIPC5171D)**, S/o Late Rakesh Ranjan Chakraborty, by occupation Business, by faith Hindu, by Citizenship Indian, resident of 1 No. Mohishila Colony, Near Sahapara Baby Clinic, Asansol, P.O Ushagram, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303,

4. **SRI MANOJIT CHAKRABORTY, (PAN NO. CJRPC3245H)**, S/o Late Rakesh Ranjan Chakraborty, by occupation Business, by faith Hindu, by Citizenship Indian, resident of 1 No. Mohishila Colony, Near Sahapara Baby Clinic, Asansol, P.O Ushagram, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303, hereinafter jointly and severally called and referred to as the **"FIRST PARTY / LANDOWNERS / PRINCIPAL/ EXECUTANTS"** (which expression shall unless excluded by or inconsistent with or repugnant to the context mean and include all their legal heirs, nominees, executors, administrators, representatives, successors and assigns) of the **ONE PART**.

R. Chatterjee (Adv)

AND WHEREAS State of West Bengal through their Refugee Relief & Rehabilitation department after considered the said approach of the aforesaid Sri Chittaranjan Saha son of Late Upendra Saha allotted homestead land bearing L.O.P. No: 103, appertaining to C.S. Plot No. 30(P) corresponding to R.S. Plot. No. 95 (Ninety Five), within Mouza Asansol, P. S. Asansol(South), Dist- Burdwan, accordingly on 12th day of October 1988 the Governor of the State of West Bengal through their Refugee Relief & Rehabilitation department has been executed a Deed of Gift vide No. **I-308 for the year 1988**, registered before the Addl. Dist. Registrar of Burdwan at

Asansol office in favour of the above noted Sri Chittaranjan Saha son of Late Upendra Saha and he accept the same.

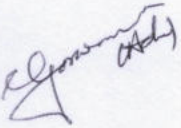
AND WHEREAS later Chittaranjan Saha died intestate leaving behind his wife Shanti Sudha Saha, four sons namely Ajit Kumar Saha, Ajoy Kumar Saha, Ashim Kumar Saha and Ashru Ranjan Saha and two daughters namely Kanak Rekha Saha and Dipti Rekha Karmakar as legal heirs and successors to inherit the schedule property jointly as per Hindu Succession Act. Subsequently his wife Shanti Sudha Saha also expired and similarly Ashru Ranjan Saha also died leaving behind his wife Bishnu Priya Saha and two sons namely Avijit Saha and Agradeep Saha as legal heirs and successors to inherit their undivided share jointly as per Hindu Succession Act. And after that all were in absolute khas possession, exercising their absolute right, title, and interest became a direct tenant "Raiyat" under the Government of West Bengal.

AND WHEREAS owning and possessing the said undivided property Ajit Kumar Saha decided to transfer his undivided portion of land with building to Ashim Kumar Saha and later transferred undivided land with building by way of regd. Deed of Gift being no. **I-020504269 for the year 2015**, Book No. I, Volume No. 0205-2015, Page No. 22799 to 22812, at ADSRO Asansol out of love and affection.

AND WHEREAS later Ashim Kumar Saha, along with Ajoy Kumar Saha, Ashim Kumar Saha, Ashru Ranjan Saha, Kanak Rekha Saha and Dipti Rekha Karmakar, Bishnu Priya Saha, Avijit Saha and Agradeep Saha, decided

to partition their share of land in two portion and thus to materialize their mutual decision over partition of the land, they jointly executed a registered **Deed of Partition Deed** being no. **I-6739 for the year 2021**, at ADSRO Asansol and on the strength of aforesaid deed of partition the above named Ajoy Kumar Saha, Ashim Kumar Saha, Ashru Ranjan Saha, Kanak Rekha Saha and Dipti Rekha Karmakar, Bishnu Priya Saha, Avijit Saha and Agradeep Saha acquire their right, title, and possession over land measuring 07 Decimal in R.S. Plot. No. 95 (Ninety Five), corresponding to L.R Plot no. 146, within Mouza Asansol, P.S Asansol(South), Dist- Paschim Bardhaman.

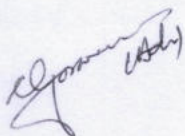
AND WHEREAS later Ajoy Kumar Saha, Ashim Kumar Saha, Ashru Ranjan Saha, Kanak Rekha Saha and Dipti Rekha Karmakar, Bishnu Priya Saha, Avijit Saha and Agradeep Saha sold and transferred 07 Decimal in R.S. Plot. No. 95 (Ninety Five), corresponding to L.R Plot no. 146, within Mouza Asansol, P.S Asansol(South), Dist- Paschim Bardhaman to **Land owner no. 1 & 2** by way of regd. Deed of sale being no. **I-7159 for the year 2021** at ADSRO Asansol for valuable consideration. And later they recorded their names under **L.R Khatian No. 6276 & 6275**.

 **AND WHEREAS** all the Land owner no. 1 & 2 are in peaceful and uninterrupted ownership and possession of a portion of land in schedule "A" having indefeasible title thereto which is free from all encumbrances, charges and/or mortgages.

AND WHEREAS State of West Bengal through their Refugee Relief & Rehabilitation department after considered the said approach of the

aforesaid Sri Rakesh Ranjan Chakraborty son of Late Rojini Kanta Chakraborty allotted homestead land bearing L.O.P. No. 100, appertaining to C.S. Plot No. 30(P) corresponding to R.S. Plot. No. 98 (Ninety Eight), within Mouza Asansol, P. S. Asansol(South), Dist- Burdwan, accordingly on 21st day of January 1988 the Governor of the State of West Bengal through their Refugee Relief & Rehabilitation department has been executed a Deed of Gift vide No. **I-23 for the year 1988**, registered before the Addl. Dist. Registrar of Burdwan at Asansol office in favour of the above noted Sri Rakesh Ranjan Chakraborty son of Late Rojini Kanta Chakraborty and he accept the same.

AND WHEREAS later Sri Rakesh Ranjan Chakraborty died intestate leaving behind his three sons namely Ranjit Chakraborty, Manojit Chakraborty and Sujit Chakraborty as legal heirs and successors to inherit the schedule property jointly as per Hindu Succession Act. Subsequently after that all were in absolute khas possession, exercising their absolute right, title, and interest became a direct tenant "Raiyat" under the Government of West Bengal.

 **AND WHEREAS** later Ranjit Chakraborty, Manojit Chakraborty and Sujit Chakraborty, later partition their share of land in three portion and thus to materialize their mutual decision over partition land, they jointly executed a registered **Deed of Partition** being no. **I-7099 for the year 2009**, at ADSRO Asansol and on the strength of aforesaid deed of partition the above named Ranjit Chakraborty, Manojit Chakraborty and Sujit Chakraborty each acquire their right, title, and possession over land measuring 02 cottah or 3.5

decimal (more or less) in R.S. Plot. No. 98 (Ninety Eight), corresponding to L.R Plot no. 145, within Mouza Asansol, P.S Asansol(South), Dist- Paschim Bardhaman. Thus Land owner no. 03 i.e. Ranjit Chakraborty became absolute owner and subsequently recorded his name in the L.R. Record of Right under **Khatian no. 6162**. And similarly Land owner no. 04 i.e. Manojit Chakraborty became absolute owner and subsequently recorded his name in the L.R. Record of Right under **Khatian no. 6163**.

AND WHEREAS all the Land owner no. 3 & 4 is in peaceful and uninterrupted ownership and possession in the said schedule property having indefeasible title thereto which is free from all encumbrances, charges and/or mortgages.

WHEREAS all the Land owners above named absolutely seized and possessed of or otherwise well and sufficiently entitled to the property fully mentioned in the schedule below and it is pertinent to mention here that acquisition & devolution of legal title and ownership over the lands of the First Party/Principal/Landowners and merged their property into one sub plot and intended to develop the schedule mentioned land into a **G+IV** multistoried building namely "**RAMKRISHNA RESIDENCY**" consisting of various residential units & garages in the manner recorded below and whereas the Second Party/Developer namely '**RAMKRISHNA DEVELOPER**' a partnership firm represented by its partners **1. SRI BIMALENDU RAY, and 2. SRI AJOY SAHA**, having its registered office at 02 No. Mohishila Colony, Near Sada Pukur, Asansol, P.O Ushagram, P.S Asansol(S), District: - Paschim

Bardhaman, PIN:- 713303 herein is directly involved in the business of Real Estate Development having proper know how, manpower, finance & other resources. Relying on the representations of the Landowners, the Developer has decided to develop the said Property on the terms and conditions mentioned herein and thus the Land owners and Developer jointly executed and Registered a Development & Construction Agreement being no. **I-640 of the year 2022, dated 24/01/22** duly registered at A.D.S.R. Office, Asansol. And subsequently the Land owners jointly obtained **NOC from ADDA** vide memo no. **ADDA/ASN/DP/2022/0156 dated 17/01/22** after payment of requisite development fees. Later land owner no. 01 converted the land into '**COMMERCIAL BASTU**' vide memo no. **5273/ADM & DLRO/PAB/23 dated 07/12/23** and similarly Land owner no. 02 converted the land into '**COMMERCIAL BASTU**' vide memo no. **5272/ADM & DLRO/PAB/23 dated 07/12/23**. And again Land owner no. 03 converted the land into '**COMMERCIAL BASTU**' vide memo no. **5275/ADM & DLRO/PAB/23 dated 07/12/23** and lastly land owner no. 04 i.e. Manojit Chakraborty converted the land into **COMMERCIAL BASTU** vide memo no. **5274/ADM & DLRO/PAB/23 dated 07/12/23**. And be it mentioned that the land owners have also obtained NOC from West Bengal Fire & Emergency Services, Govt. of West Bengal and lastly all the land owners obtained sanctioned building plan issued by Asansol Municipal Corporation vide permit no. **SWS-OBPAS/1101/2024/0374 dated 09/07/24** for construction of G+IV storied building over the schedule mentioned property.

AND WHEREAS the Land Owners / Executants for the purpose of doing the following acts, deeds, matters and things, have given the following powers to the attorney which are as follows:-

WHEREAS:

A. The Land Owners / Principal are the owner & possessor of the "Said Property" described in the Schedule below AND the Attorney /Developer is "RAMKRISHNA DEVELOPER" a partnership firm represented by its partners **1. SRI BIMALENDU RAY, and 2. SRI AJOY SAHA**, having its registered office at 2 No. Mohishila Colony, Near Sada Pukur, Asansol, P.O Ushagram, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303, W.B., India. (hereinafter called the "Attorney / Developer").

B. The Land Owner / Principal and the Developer have entered into a **Regd. Deed of Development & Construction Agreement** being no. **I-640 of the year 2022**, dated **24/01/22** duly registered at A.D.S.R. Office, Asansol, (hereafter called the "Development & Construction Agreement"), to develop the Said Property (hereafter the "Project") under the terms and conditions as detailed therein.

C. In terms of the aforesaid Development Agreement and/or otherwise, the Land Owner / Principal is required and/or is desirous of appointing the Developer as his true and lawful Attorney for the purposes hereinafter mentioned.

NOW KNOW ALL BY THESE PRESENTS THAT we, the above named Land Owner aforesaid/ Principal, do hereby nominate, constitute and/or appoint "**RAMKRISHNA DEVELOPER**" a partnership firm represented by its partners **1. SRI BIMALENDU RAY, and 2. SRI AJOY SAHA**, having its registered office at 02 No. Mohishila Colony, Near Sada Pukur, Asansol, P.O Ushagram, P.S Asansol(S), District: - Paschim Bardhaman, PIN: - 713303, W.B., India, (hereafter called the "**ATTORNEY**"), to act as the true and lawful attorney of the Land Owner / Principal, for in the name of and/or on behalf of the Land Owner / Principal and the Attorney to do, exercise and perform all or any of the following acts, deeds and/or things relating to the Said Property, that is to say:"

1. To look after, preserve & erect on and over the Said schedule Property and to warn off, prohibit and if necessary, to proceed in due form of law against all or any of the trespassers at the Said Property or any part thereof and also against all defaulters in payment of rent or other considerations or those who have committed any breach of their covenants or obligations and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance.

2. To appoint and terminate the appointment of Architects, Engineers and/or Surveyors for surveying and doing soil testing and also for preparation of plans for construction of the said G+IV multi-storied building at the Said Property and also for any additions and/or alterations and/or

modification thereto and to have such plans prepared and the soil of the Said Property tested.

3. To apply for and submit the plans/ revised plan for constructions of the Building/Complex to the Asansol Durgapur Development Authority (hereafter the "ADDA") and A.M.C, for sanctioning and have the same sanctioned and if so deemed fit and proper, to have the plans submitted and/or sanctioned and/or, as stated above, to have the same modify and/or altered by the ADDA and A.M.C or other competent authorities and in connection therewith to submit the title deeds and other papers and documents concerning the Said Property to the concerned authorities and take back the same.

4. To pay fees, obtain sanctions and such other orders and/or permissions from the necessary authorities as be necessary for such sanctioning, modification and/or alteration of the said plans.

5. To appear and represent us before all necessary authorities and/or Government Departments and/or their officers and also all other State Executives, Judicial or Quasi Judicial authorities, including without limitation the ADDA, A.M.C, Fire Brigade, Forest Authorities, Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, and if necessary to apply for and obtain all permissions and/or approvals from them or any of them in connection with the sanctioning, modification and/or alteration of the said plans including boundary verifications.

6. To execute any Gift Deed in favour of the ADDA and A.M.C if required for obtaining sanction of the said plan and admit such execution before the concerned registrar/s.

7. To receive refund of the excess amount or fee, if any, paid for any of the purposes stated herein or otherwise and to give valid and effectual receipts and discharges in respect thereof.

8. To build at the Said Property by constructing the Buildings or otherwise thereon and for that purpose to demolish the existing buildings and/or other structures thereat.

9. To apply for and obtain steel, cement, bricks and all other construction and/or building materials and/or construction equipments for the purpose of the Project and for such purpose to obtain all such permission as be necessary.

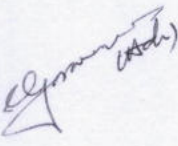
10. To apply for and obtain electricity, gas, telephone, water, drainage, sewerage, lifts, generators, cable or Dish TV connection and/or any other connections or utilities at the Said Property and/or the Building and to make alterations therein and to close down, surrender and/or have disconnected any of the connections or utilities as also such existing connections for obtaining such new connections.

11. To apply for and obtain permissions and licenses to install, run and operate lifts, generators and/or any other utilities at the Said Property and/or the Building(s)/ the Complex.

12. To apply for and obtain the necessary completion or occupation or other certificates from the ADDA & A.M.C and/or other concerned authorities in respect of construction and/or occupation of the Building/s.

13. To ask, demand, sue for, receive, recover, realize and collect rents, moneys, consideration, construction costs, mean profits, deposits, payments, compensation, interests, damages, electricity charges, municipal rates and taxes, service and/or maintenance charges and all other sum or sums which are or may become due, payable or recoverable from any person or persons or authority or authorities on any account whatsoever and to raise bills and give effectual receipts and discharges for the same.

14. To enforce any covenant in any agreement, sale deeds, lease deeds, declarations and/or licenses or tenancy agreements or any other documents entered into by the Land Owner/Principal and if any right to re-enter arises in any manner under such covenants or under notice to vacate or quit, then to exercise such right amongst others.

 15. To terminate any contract or agreement with any person or persons and to deal with the spaces and/or rights of such person or persons relating to the Project in such manner as the Attorney may deem fit and proper.

16. To prepare, sign, execute, submit, enter into, modify, cancel, confirm, alter, draw, approve and/or register and/or give consent and confirmation to all papers, documents, **Agreements for sale**, supplemental

agreements for sale, construction contracts, consents, deeds, **Sale deeds, lease deeds**, tenancy agreements, cancellation deeds, surrenders, nominations, rectification deeds, declarations, prescribed forms, affidavits, applications, understandings, indemnities, plans and other documents as may in any way be required to be so done in connection with the said property before concerned registrar.

17. To appear before any Notary Public, Registrar, Sub-Registrar, District Registrar, Registrar of Assurances, Metropolitan Magistrate and other officer or officers or authority or authorities having jurisdiction in that behalf and to present for registration and to admit execution of and to acknowledge and register or have registered and perfected all deeds, instruments and/or writings signed or made by us or by any of our Attorney by virtue of the powers hereby conferred.

Be it mentioned here that any of the Partners or partner singly or jointly being the representatives of my said constituted Attorney **"RAMKRISHNA DEVELOPER"**, shall be entitled to execute necessary **Agreement for Sale, Sale Deed/s, Lease Deed/s, Mortgage Deed/s** or any such deed or deeds/documents for myself and the in respect of the specific the specific portion/share of my behalf proposed/constructed apartment as **Developer's Allocation** (except owner's allocation as specifically mentioned in the Schedule 'B' below) to any intending **Purchaser/purchasers**.

18. To **Sell**, lease out or otherwise transfer, deal with and dispose of the **Developer's Allocation** in the residential units, commercial spaces, car

parking spaces, Garages, servants quarters, roof or other constructed areas or saleable spaces in the G+IV storied Building(s)/Complex namely "RAMKRISHNA RESIDENCY", in accordance with the said Development & Construction Agreement to the persons interested in purchasing or otherwise acquiring the same at such prices and on such terms and/or conditions as the Attorney may deem fit and proper and to receive and realize the consideration and other amounts payable there for by the intending buyers and grant receipts and discharges there for which shall fully exonerate the person or persons paying the same.

19. To exclusively sign, execute and have registered all deeds for selling, leasing or transferring by any other means all areas in the said multi-storied Building(s)/Complex relating to Developer's Allocation and to admit such execution before the concerned registrar.

20. To handover the Owner's allocation as per terms of the said Development & Construction Agreement and issue proper allotment letters and possession letters.

21. To have the flats and other constructed areas and saleable spaces in the Building separately assessed and mutated in the names of the Land owners thereof in all public records and with all authorities including the ADDA and A.M.C.

22. To accept, receive, sign and acknowledge all notices and/or services of all papers or documents from all Courts, Tribunals, Postal

Authorities and/or other authorities and/or persons and also all registered or insured letters, parcels and/or money orders.

23. To commence, prosecute, enforce, defend, answer and/or oppose all suits, actions and/or other legal proceedings and/or demands, civil, criminal or revenue, concerning the Premises or any of the affairs of the Land Owner / Principal in connection therewith or any of the matters aforesaid in which the Land owners is now or may hereafter be interested or concerned and also if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any actions and/or proceedings as aforesaid.

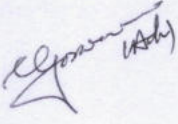
24. To sign, declare, verify and/or affirm all Vakalatnamas, Plaints, Written Statements, Petitions, Consent Petitions, Warrants of Attorney, Memorandums of Appeal, Affidavits and all other documents or cause papers as the occasion shall require and/or as the Said Attorney may think fit and proper. For better and more effectually exercising all or any of the powers and authorities aforesaid, to retain, appoint and/or employ Advocates, Pleaders, Solicitors and to revoke such appointment.

25. To receive and/or pay and/or deposit all moneys including without limitation court fees, stamp and registration fees and to receive refunds thereof and grant valid receipts and discharges in respect thereof.

26. For all or any of the purposes herein-stated, to appear and represent the Land owners before all concerned authorities and officials,

Central and State Government Departments, Income Tax Departments, Revenue Departments, Land Departments and/or its Officers and also all other state Executives, Judicial or Quasi Judicial, Municipal and other authorities and also all Courts and Tribunals, including without limitation Officials of Reserve Bank of India, Income Tax Officers, Commissioner of Income Tax and make commitments and/or give undertakings.

27. That this instant 'General Power Of Attorney After Development & Construction Agreement' is revocable by nature & this Original copy of this instant Deed shall be in the custody of the Attorney/Developer for all times & if the Principal / Landowner so wishes then they shall apply for a certified copy at his/her/it's/their own cost & expenses.

 **AND GENERALLY** to do all such acts, deeds, matters and/or things concerning the authorities hereby granted in respect of the Said Property/buildings/complex and for better exercise of the authorities herein contained which the Land Owner / Principal could have done lawfully if personally present.

AND the Land Owners / Principal doth hereby ratify and confirm and agree to ratify and confirm all and whatsoever the Attorney and any of its substitutes shall do or caused to be done or shall lawfully do or caused to be done in or about the Said Property.

**SCHEDULE OF THE PROPERTY ABOVE REFERRED IS OWNED BY THE
LAND OWNERS:-**

In the District of Paschim Bardhaman, P.S. Asansol(S), Sub Division Asansol and Addl. Dist. Sub Registry Office Asansol, **Mouza Asansol**, J.L.No. 35, holding No. 33(47), under Ward No. 18(Old) 85(New) of Asansol Municipal Corporation, Govt. L.O.P. 103 (One hundred three), L.O.P. 100 (One hundred), appertaining to C.S. Plot No. 30(P), corresponding to **R.S. Plot No 95 (Ninety Five) and 98 (Ninety Eight)** under R.S. Khatian No. 211,

Owner Name	L.R Plot no.	L.R Khatian No.	Land Area (Decimal)
Bimalendu Ray	146	6276	4
Ajoy Saha	146	6275	3
Ranjit Chakraborty	145	6162	3
Monojit Chakraborty	145	6163	4

all that **Commercial Bastu land** measuring an area of total land **14 (Fourteen) decimal** along with 100 sq. ft. residential pucca building with cemented floor, age of building 20 years which situated at 1 No. Mohishila Colony, Asansol, District:- Paschim Bardhaman along with all easement rights attached thereto and it is butted and bounded by:-

On the North ---- L.O.P No. 104,
On the South ----- L.O.P No. 102,
On the East ---- L.O.P No. 100,
On the West ----- **30 ft. wide road, (1 No. Mohishila Colony)**

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the9th..... Day of August, 2024 before A.D.S.R. Asansol in free and fair state of mind and health.

WITNESSES:

1. Royelchakrabarty
So Ranjeet Chakrabarty
1 No Mohishila Colony
Saha Para, Asansol
PO - Ushaguan
2. Sanjib Chakrabarty
Ranjit Chakrabarty
Saha Para Asansol
1 No, Mohishila Colony
3. Sudip Chakrabarty
Sonog. Rajit Chakrabarty
Saha Para 1 No, Mohishila Colony
Asansol

Prepared by me as per instructions of both the parties and explained to them in their mother tongue.

Chiranjit Goswami

(CHIRANJIT GOSWAMI)
Advocate,
Enrl. No. F-434/350/2003

Bimlendu Roy
Ajoy Saha
Ranjit Chakrabarty
Manojit Chakrabarty

Signature of Executants

RAMKRISHNA DEVELOPER

Bimlendu Roy
Partner

RAMKRISHNA DEVELOPER

Ajoy Saha

Partner

Signature of Attorney

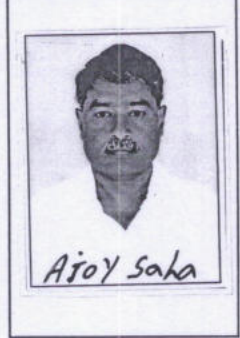
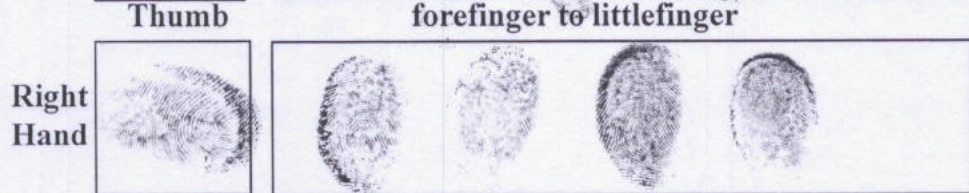
Bimlendu Roy
Ajoy Saha

Ranjit Chakrabarty
Manojit Chakrabarty

Attested by the Executants



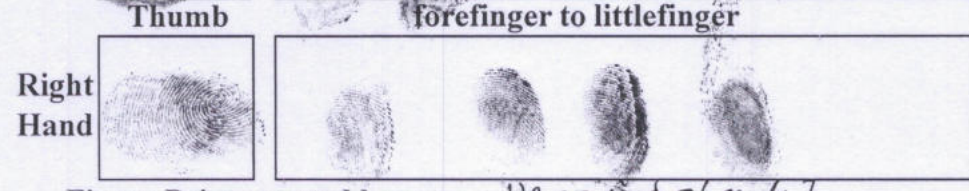
Finger Print attested by me : Bimalendu Roy



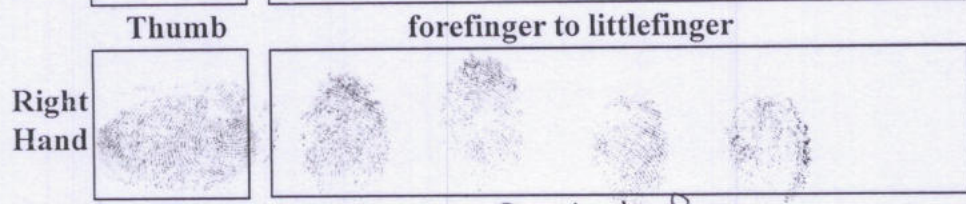
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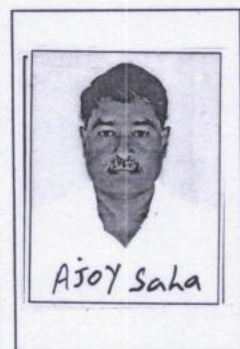
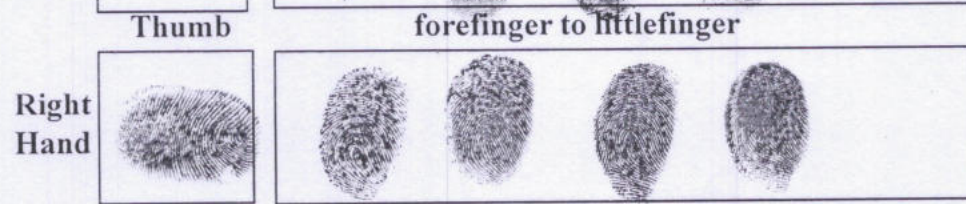
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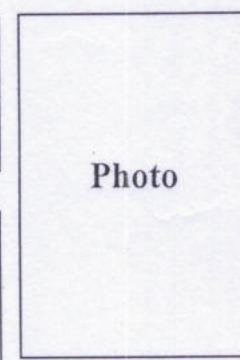
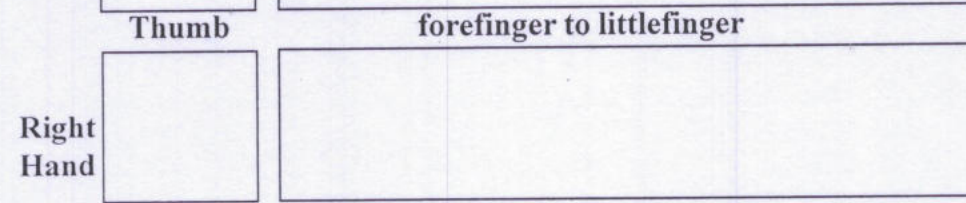
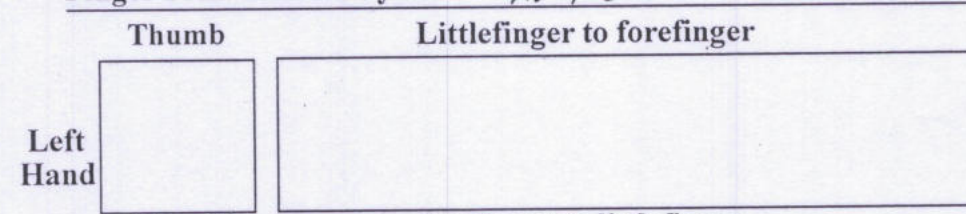
Finger Print attested by me : Manoj Chakrabarty



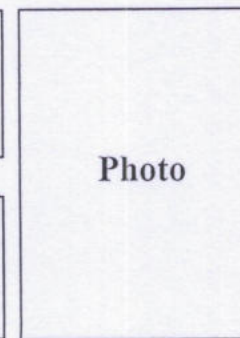
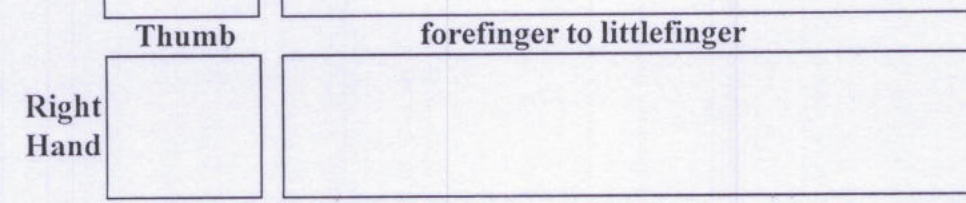
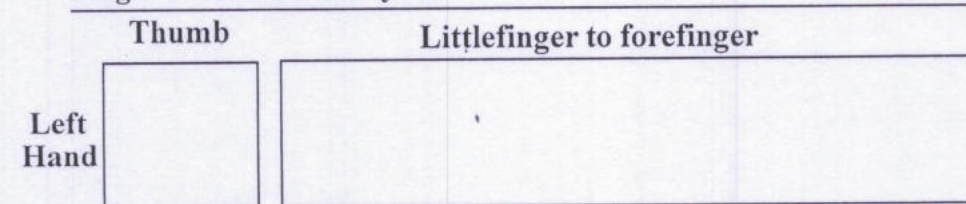
Finger Print attested by me : Bimalendu Roy



Finger Print attested by me : Ajoy Saha



Finger Print attested by me :



Finger Print attested by me :

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Rajib Chakraborty
2. FATHER/ HUSBAND NAME : Ranjit Chakraborty
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Business
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) _____
POST OFFICE (পোস্ট অফিস) Ushagram
POLICE STATION (থানা) _____ PIN _____
DISTRICT(জেলা) Paschim Bardhaman STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Father
6. AADHAR NO 8262 2358 5217
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) _____ অএ দলিলের (Query No.) _____
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Rajib Chakraborty as identifier identifying the executants
of the concerned deed (Query No.) 8002120695/2024

ছবি সহ দশ আঙ্গুলের টিপি ছাপ

LEFT HAND						
RIGHT HAND						

Rajib Chakraborty
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed

Deed No :	I-2305-06509/2024	Date of Registration	09/08/2024
Query No / Year	2305-8002120695/2024	Office where deed is registered	
Query Date	07/08/2024 1:31:53 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Chiranjit Goswami Asansol,Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 8250540426, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 5/-	Rs. 1,61,05,745/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230500640/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)) , Mouza: Asansol , Holding No:34BY48 Pin Code : 713303

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1	LR-145 (RS :-)	LR-6163	Other Commercial Usage	Vastu	4 Dec	1/-	45,81,820/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L4	LR-145 (RS :-)	LR-6162	Other Commercial Usage	Vastu	3 Dec	1/-	34,36,365/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
		TOTAL :			7Dec	2 /-	80,18,185 /-	



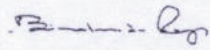


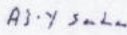
District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)) , Mouza: Asansol, Pin Code : 713303



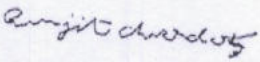


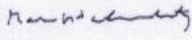
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L2	LR-146 (RS :-)	LR-6276	Other Commercial Usage	Vastu	4 Dec	1/-	45,81,820/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	LR-146 (RS :-)	LR-6275	Other Commercial Usage	Vastu	3 Dec	1/-	34,36,365/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		TOTAL :			7Dec	2 /-	80,18,185 /-	
		Grand Total :			14Dec	4 /-	160,36,370 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L4	100 Sq Ft.	1/-	69,375/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	1/-	69,375 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri BIMALENDU RAY Son of Mr NITAI DAS RAY Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office	 09/08/2024	 LTI 09/08/2024	 09/08/2024
2 NO MOHISHILA COLONY NEAR SADA PUKUR, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AHxxxxxx2F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office				
2	Shri AJAY SAHA (Presentant) Son of Mr BIDHBHUSAN SAHA Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office	 09/08/2024	 LTI 09/08/2024	 09/08/2024
2 NO MOHISHILA COLONY NEAR SADA PUKUR, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX6 , PAN No.:: DZxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office				

	Name	Photo	Finger Print	Signature
3	Shri RANJIT CHAKRABORTY Son of Late RAKESH RANJAN CHAKRABORTY Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office	 <small>09/08/2024</small>	 Captured <small>LTI 09/08/2024</small>	 <small>09/08/2024</small>
1 NO MOHISHILA COLONY NEAR SAHA PARA BABY CLINIC, City:- Asansol, P.O:- USHAGRAM, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: CFxxxxxx1D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office				
	Name	Photo	Finger Print	Signature
4	Shri MANOJIT CHAKRABORTY Son of Late RAKESH RANJAN CHAKRABORTY Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office	 <small>09/08/2024</small>	 Captured <small>LTI 09/08/2024</small>	 <small>09/08/2024</small>
1 NO MOHISHILA COLONY NEAR SAHA PARA BABY CLINIC, City:- Asansol, P.O:- USHAGRAM, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: CJxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office				




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MS RAMKRISHNA DEVELOPER 2 NO MOHISHILA COLONY SADA PUKUR, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 , PAN No.:: ABxxxxx4R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri BIMALENDU RAY Son of Mr NITAIKAS RAY Date of Execution - 09/08/2024, , Admitted by: Self, Date of Admission: 09/08/2024, Place of Admission of Execution: Office		 Captured	 09/08/2024
	Aug 9 2024 6:00PM	LTI 09/08/2024	09/08/2024	2 NO MOHISHILA COLONY SADA PUKUR, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AHxxxxxx2F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MS RAMKRISHNA DEVELOPER (as PARTNERS)
2	Name Shri AJAY SAHA Son of Mr BIDHBHUSAN SAHA Date of Execution - 09/08/2024, , Admitted by: Self, Date of Admission: 09/08/2024, Place of Admission of Execution: Office		 Captured	 09/08/2024
	Aug 9 2024 6:01PM	LTI 09/08/2024	09/08/2024	2 NO MOHISHILA COLONY SADA PUKUR, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: DZxxxxxx6Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MS RAMKRISHNA DEVELOPER (as PARTNERS)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJIB CHAKRABORTY Son of Mr RANJIT CHAKRABORTY 1 NO MOHISHILA COLONY SAHA PARA, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303		 Captured	 09/08/2024
09/08/2024	09/08/2024	09/08/2024	Identifier Of Shri BIMALENDU RAY, Shri AJAY SAHA, Shri RANJIT CHAKRABORTY, Shri MANOJIT CHAKRABORTY, Shri BIMALENDU RAY, Shri AJAY SAHA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri MANOJIT CHAKRABORTY	MS RAMKRISHNA DEVELOPER-4 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri BIMALENDU RAY	MS RAMKRISHNA DEVELOPER-4 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri AJAY SAHA	MS RAMKRISHNA DEVELOPER-3 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri RANJIT CHAKRABORTY	MS RAMKRISHNA DEVELOPER-3 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri RANJIT CHAKRABORTY	MS RAMKRISHNA DEVELOPER-50.00000000 Sq Ft
2	Shri MANOJIT CHAKRABORTY	MS RAMKRISHNA DEVELOPER-50.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)) , Mouza: Asansol, , Holding No:34BY48 Pin Code : 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 145, LR Khatian No:- 6163	Owner:মানোজিত চক্রবর্তী, Gurdian:রাকেশ রমন চক্রবর্তী, Address:মিজ , Classification:বাস্ত, Area:0.04000000 Acre,	Shri MANOJIT CHAKRABORTY
L4	LR Plot No:- 145, LR Khatian No:- 6162	Owner:রঞ্জিত চক্রবর্তী, Gurdian:রাকেশ রমন চক্রবর্তী, Address:মিজ , Classification:বাস্ত, Area:0.03000000 Acre,	Shri RANJIT CHAKRABORTY

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Mohisila Colony No 1, Road Zone : (Road Width (20-30) -- Road Width (20-30)) , Mouza: Asansol, Pin Code : 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 146, LR Khatian No:- 6276	Owner:বিমলেন্দু রায় , Gurdian:মিতাই দাস রায়, Address:মিজ , Classification:বাস্ত, Area:0.04000000 Acre,	Shri BIMALENDU RAY
L3	LR Plot No:- 146, LR Khatian No:- 6275	Owner:অজয় সাহা , Gurdian:বিধি ভূষন সাহা, Address:মিজ , Classification:বাস্ত, Area:0.03000000 Acre,	Shri AJAY SAHA

Endorsement For Deed Number : I - 230506509 / 2024

On 07-08-2024

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,61,05,745/-



Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal

On 09-08-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 17:54 hrs on 09-08-2024, at the Office of the A.D.S.R. ASANSOL by Shri AJOY SAHA , one of the Executants.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 09/08/2024 by 1. Shri BIMALENDU RAY, Son of Mr NITAI DAS RAY, 2 NO MOHISHILA COLONY NEAR SADA PUKUR, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business, 2. Shri AJOY SAHA, Son of Mr BIDHBHUSAN SAHA, 2 NO MOHISHILA COLONY NEAR SADA PUKUR, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business, 3. Shri RANJIT CHAKRABORTY, Son of Late RAKESH RANJAN CHAKRABORTY, 1 NO MOHISHILA COLONY NEAR SAHA PARA BABY CLINIC, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business, 4. Shri MANOJIT CHAKRABORTY, Son of Late RAKESH RANJAN CHAKRABORTY, 1 NO MOHISHILA COLONY NEAR SAHA PARA BABY CLINIC, P.O: USHAGRAM, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business

Indetified by Mr RAJIB CHAKRABORTY, , , Son of Mr RANJIT CHAKRABORTY, 1 NO MOHISHILA COLONY SAHA PARA, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 09-08-2024 by Shri BIMALENDU RAY, PARTNERS, MS RAMKRISHNA DEVELOPER, 2 NO MOHISHILA COLONY SADA PUKUR, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr RAJIB CHAKRABORTY, , , Son of Mr RANJIT CHAKRABORTY, 1 NO MOHISHILA COLONY SAHA PARA, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Execution is admitted on 09-08-2024 by Shri AJOY SAHA, PARTNERS, MS RAMKRISHNA DEVELOPER, 2 NO MOHISHILA COLONY SADA PUKUR, City:- Asansol, P.O:- USHAGRAM, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr RAJIB CHAKRABORTY, , , Son of Mr RANJIT CHAKRABORTY, 1 NO MOHISHILA COLONY SAHA PARA, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7 00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2201, Amount: Rs.100.00/-, Date of Purchase: 08/08/2024, Vendor name: P K Panja



Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2024, Page from 136831 to 136860

being No 230506509 for the year 2024.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2024.08.12 12:40:56 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 12/08/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ASANSOL

West Bengal.